

**County of Loudoun**

**Office of Transportation Services – MSC # 69**

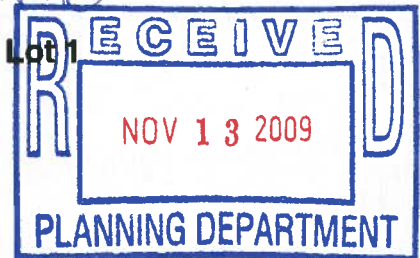
**MEMORANDUM**

**DATE:** November 12, 2009

**TO:** Marchant Schneider, Project Manager, Department of Planning

**FROM:** Norah M. Ocel, E.I.T., Transportation Engineer *MMO*

**SUBJECT:** **SPEX 2009-0006, Dulles Industrial Park South Lot 1**  
*SECOND REFERRAL*



**Background**

This referral serves as an update to the status of issues identified in the first OTS referral on this application (dated May 26, 2009). This application proposes to allow the installation of two 30,000 gallon storage tanks for distribution and storage of propane gas in the Mineral Resource-Heavy Industry (MR-HI) zoning district. The site is located on the north side of Wade Drive (Route 873) approximately 825 feet west of its intersection with Pleasant Valley Road (Route 609), and ½ mile north of John Mosby Highway (Route 50). The application as currently proposed would generate between six (6) and 94 trips per day.

This update is based on the review of materials received from the Department of Planning on October 21, 2009, including (1) a letter responding to first referral comments, dated October 9, 2009; and (2) a revised plat prepared by William H. Gordon Associates, Inc., dated February 3, 2009 and revised through October 9, 2009.

**Transportation Comments**

**Comment #1.** According to the CTP, the planned Route 50 North Collector Road will require 70-feet of right-of-way. The applicant needs to provide 35-feet of right-of-way from the centerline to the property line. In addition, the applicant needs to provide all necessary construction-related easements including drainage, utility and grading.

**Response:** *The applicant has generously agreed to grant the county a 5' dedication of its property along Wade Drive, as well as related construction easements, in order to accommodate the Countywide Transportation Plan.*

**Status:** **Comment # 1 is resolved;** *A total of 35 feet of dedicated ROW from the centerline to the property line will be in place with the Applicant's proposal.*

**Comment #2.** Currently there are three entrances to the site. The existing entrances are 80 to 120 feet apart from each other. OTS believes that the multiple entrances in close proximity will be potential points of traffic conflict when Wade Drive becomes the Route 50 North Collector Road. The applicant needs to consider having two entrances while having an efficient internal traffic movement pattern. Please show the internal traffic movement pattern and consider the elimination of one of the entrances.

**Response:** *The internal traffic movement pattern is now shown on the revised plat, submitted herewith. All three entrances have been accepted by VDOT and are necessary for safe traffic movement to and from Wade Drive.*

**Status:** **Comment # 2 is resolved, subject to VDOT confirming the entrance permits referenced by the applicant.**

### **Conclusion**

**The Office of Transportation Services (OTS) has no objection to the approval of this application subject to VDOT confirming the entrance permits referenced by the applicant.**

CC. Andrew Beacher, Assistant Director, OTS  
Lou Mosurak, Senior Coordinator, OTS  
Charles Acker, Transportation Operation Engineer, OTS  
John Bassett, Transportation Engineer, VDOT